

CITY OF BONDURANT
PLANNING AND ZONING COMMISSION
SEPTEMBER 11, 2014
MINUTES

1. Call to Order

Commission Chair Dave Higgins called the meeting to order at 6:00 p.m.

2. Roll Call

Roll call was taken and a quorum was declared

Present: Commission Chair Dave Higgins
 Commission Member Michele Bailey
 Commission Member Brian Clayton
 Commission Member Jennifer Keeler
 Commission Member Jeff Kromrie
 Commission Member Roy McCleary
 Commission Member Judi Mendenhall

City Officials City Administrator Mark Arentsen
Present: Assistant to City Administrator Mary Rork-Watson

3. Perfecting and Approval of the Agenda

Motion made by Commission Member McCleary, seconded by Commission Member Mendenhall, to approve the agenda as presented. Roll Call: Ayes: 5. Nays: 0. Motion Carried

4. Approval of the Commission Minutes

Motion made by Commission Member McCleary, seconded by Commission Member Keeler, to approve the agenda as presented. Roll Call: Ayes: 5. Nays: 0. Motion Carried

Commission Member Bailey joined the meeting at 6:03 p.m.
Commission Member Kromrie joined the meeting at 6:04 p.m.

5. Guests requesting to address the Commission – None

6. RESOLUTION NO. PZ-14-09 – Site Plan submitted on behalf of 902 2nd Street, Northeast, Bondurant, Polk County, Iowa

Erin Ollendike, Civil Design Advantage, Grimes, presented the Site Plan for 902 2nd Street, Northeast. The site is approximately 1.29 acres and will include a 27-foot x 25-foot building addition for an office and two hoop buildings for storage.

Commission Member Clayton asked if the easement would be wide enough for potential street improvements. City Administrator Arentsen asked if brick wainscotting would be added to the existing building. Commission Chair Higgins said the easement looked wide enough for any future street development.

Ms. Ollendike said the wainscotting would be added to the east, south, and west walls of the existing building and the project would begin this year.

Motion made by Commission Member Bailey, seconded by Commission Member Mendenhall, to approve Resolution No. PZ-14-09. Roll Call: Ayes: 7. Nays: 0. Motion Carried.

7. RESOLUTION NO. PZ-14-10 – Plat of Survey for the lot split at the Chateau at Bondurant, 3205 Wolf Creek Road, Southwest, Parcel A, Part of Lot 74 in Wolf Creek Plat 1, Bondurant, Polk County, Iowa

City Administrator Arentsen explained that the land near the existing Clubhouse will be donated to the City of Bondurant as a park. The City will have ownership of the park area and will install a playground. The park area is accessible by trail and the City will maintain the park and playground site.

Motion made by Commission Member McCleary, seconded by Commission Member Bailey, to approve Resolution No. PZ-14-10. Roll Call: Ayes: 7. Nays: 0. Motion Carried.

8. RESOLUTION NO. PZ-14-11 – Resolution approving the location of the Paine Heights/Lincoln Estates Collector Street Alignment

Commission Chair Higgins explained that the street will be located parallel to Snyder Street, east of the bike trail, west of 2nd Street.

Mark Lee, Lee Chamberlin Consultant Enterprises, Van Meter, presented a concept drawing of the connection to Highway 65. He also pointed out that the sidewalks located away from driveways and concrete pads for bus stops were included and parkland dedication is based on the proposed ordinance. He said right-of-way for the proposed collector street was 80 feet.

Motion made by Commission Member Bailey, seconded by Commission Member Clayton, to approve Resolution No. PZ-14-11. Roll Call: Ayes: 7. Nays: 0. Motion Carried.

9. RESOLUTION NO. PZ-14-12 – Resolution fixing the date of September 25, 2014, for a Public Hearing for the Purpose of Amending proposed revisions to Bondurant Zoning and Subdivision Ordinances

Motion made by Commission Member Keeler, seconded by Commission Member Bailey, to approve Resolution PZ-14-12. Roll Call: Ayes: 7. Nays: 0. Motion Carried.

10. Discussion – Paine Heights/Lincoln Estates and Mallard Creek Small Area Plans

Karen Hudson, 8894 NE 94th Street, presented her ideas for the Small Area Plans to the Commission. She read an email sent to City Administrator Arentsen which is included with the minutes. She said she would like Bondurant to continue to have a small-town feel and would like the City of Bondurant to guide development towards more of the elements from the oldest parts of Bondurant including a grid of connected streets, a central park and alley-fed lots.

11. Reports and Comments

a. Commission Member Comments

Commission Member Kromrie – no comments

Commission Member Clayton – no comments

Commission Member Mendenhall – her term is up this year and she will not be serving on the commission again

Commission Member Bailey – noted that Bondurant Auto Care has cars parking on the lawn and is concerned about the landscaping

Commission Member McCleary – wanted an update on the status with the WRA project

City Administrator Arentsen said he is communicating with the WRA and will continue to work to resolve the situation.

b. Commission Chair Comments

Commission Chair Higgins – no comments

c. City Administrator Comments

City Administrator Arentsen reported that Peterbilt is pursuing an agreement to purchase the old Union 76 site and planned to build a dealership.

12. Adjournment 7:30 p.m.

Motion made by Commission Member McCleary, seconded by Commission Member Keeler, to adjourn the meeting at 7:30 p.m. Roll Call: Ayes: 7. Nays: 0. Motion Carried.

Mary Rork-Watson, Asst. to City Administrator

ATTEST:

Dave Higgins, Commission Chair

Email from Karen Hudson

Mark,

Thanks for sharing the PDFs of the small area plan presentations. I was glad that I could make part of the P&Z meeting before the BDI Arts & Rec meeting at 7pm.

I had a few thoughts on the plans after the meeting that I would like to bring up before the City Council approves them.

I am aware that the arterial-connector-local hierarchy of roads is the pattern that is recommended by most traffic engineers for the past 50 years. However, I think that what Bondurant residents have said they like most about the town - that it feels like a small, friendly, traditional small town - is because of the town planning ideas and designs that were put in place up until the past 50 years. If we want Bondurant to continue to have a small-town feel as we plan for its growth, then the City of Bondurant should guide development towards more of the elements from the oldest parts of Bondurant: a grid of connected streets, a central park, and alley-fed lots.

I like the detail plan for Mallard Creek, since there are no cul-de-sacs, there is a good-sized central park, and there is a grid-like pattern of streets, and some of these streets are configured with alley-fed lots. All of these features are more reminiscent of the oldest parts of Bondurant than of typical new subdivisions, and they are consistent with the Comprehensive Plan.

However, I noticed after the meeting that the Mallard Creek small area plan calls for the lots along the north side of 2nd St NE to back up to 2nd St, rather than face them, as the houses do along 2nd St NE further to the east. I think it will look odd to have some houses facing one way and some another. I know the consultant's point was that having a lot of driveways opening onto 2nd St would contribute to traffic congestion, but looking at the backs of houses would not be a welcoming sight for this entrance to the town. The houses along Grant St south and west of the high school have their backs to the street, and it makes that neighborhood seem closed off. The speed limit on Grant St through that section is 30-35 mph (25mph during school being and end times), and it would benefit from having a few more disruptions, to slow down the traffic that goes through there. I suggest that we modify the Mallard Creek plan to have the houses on the north side of 2nd St NE face toward the street, either with the driveways going onto 2nd St or have those lots be alley-fed. I see that the houses on the north side of the development are designed the same way. I suggest we look at those too.

The Comprehensive Plan indicates that streets shouldn't be longer than 440-600 feet without a connection to a cross street, and it looks like the new section of 3rd St NE would exceed that length. I think having that first new street just west of the existing Mallard Pointe development go south to 2nd St NE would be an improvement in connectivity, so I suggest making that change to the Mallard Creek plan also.

As for the Lincoln Estates/Bondurant Heights part of the presentation: All of the bullet points on p. 1 and the identified spots for connections to the existing streets made sense to me.

However, I noticed that a street connection from 2nd St SE to a new street just west of the cemetery is only shown on Alternative #4, though it seems like that would be a valuable connection for every alternative. As you know from my comments on Pleasant Grove, I'm not a fan of cul-de-sacs, but Alternative #2 has two of them. However, I got the impression that the focus for the City Council was on the connection points, and the fact that there were multiple ways to join those connection points, so I won't get too hung up on any one of the alternatives.

I am interested to hear the outcome of the discussion on increasing the park requirements for new developments from the existing 2.5 acres per 1,000 residents. I think it is important for Bondurant to be competitive with neighboring towns, so I hope there was agreement at increasing to at least 5 acres per 1,000 residents.

thanks,

Karen